

DATE SUBMITTED: 10/29/91

PERMIT NO. 40278

FEE \$ 5.00

PLANNING CLEARANCE
GRAND JUNCTION COMMUNITY DEVELOPMENT DEPARTMENT

BLDG ADDRESS: 330 Mt. View Ct

SQ. FT. OF BLDG: Addition 11x15, 26x32

SUBDIVISION: Moore Sub

SQ. FT. OF LOT: 90'x200'

FILING NO. ___ BLK NO. ___ LOT NO. 4

NO. OF FAMILY UNITS: 1

TAX SCHEDULE NO: 2945-244-08-006

NUMBER OF BUILDINGS ON PARCEL BEFORE THIS PLANNED CONSTRUCTION: One

OWNER: Enno Heuscher

USE OF EXISTING BUILDINGS: Single family

ADDRESS: 330 Mt. View Ct

DESCRIPTION OF WORK AND INTENDED USE: Enclosing Patio

TELEPHONE: 241-1370

SUBMITTALS REQUIRED: Two plot plans showing parking, landscaping, setbacks to all property lines, and all streets which abut the parcel.

FOR OFFICE USE ONLY

ZONE RSF-8

FLOODPLAIN: YES ___ NO X

SETBACKS: FRONT 20' or 45' (to ROW).

GEOLOGIC HAZARD: YES ___ NO X

SIDE 5' REAR 15'

CENSUS TRACT: 13 TRAFFIC ZONE: 80

MAXIMUM HEIGHT 32'

PARKING REQ'MT n/a

LANDSCAPING/SCREENING REQUIRED: n/a

SPECIAL CONDITIONS: _____

Modifications to this Planning Clearance must be approved, in writing, by this Department. The structure approved by this application cannot be occupied until a Certificate of Occupancy is issued by the Building Department (Section 307, Uniform Building Code).

Any landscaping required by this permit shall be maintained in an acceptable and healthy condition. The replacement of any vegetation materials that die or are in an unhealthy condition shall be required.

I hereby acknowledge that I have read this application and the above is correct, and I agree to comply with the requirements above. Failure to comply shall result in legal action.

B. Paulson
Department Approval
10/29/91
Date Approved

[Signature]
Applicant Signature
10/29/91
Date

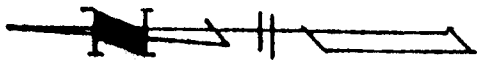
TX #
2945-244 08006

PROPERTY IMPROVEMENT CERTIFICATE

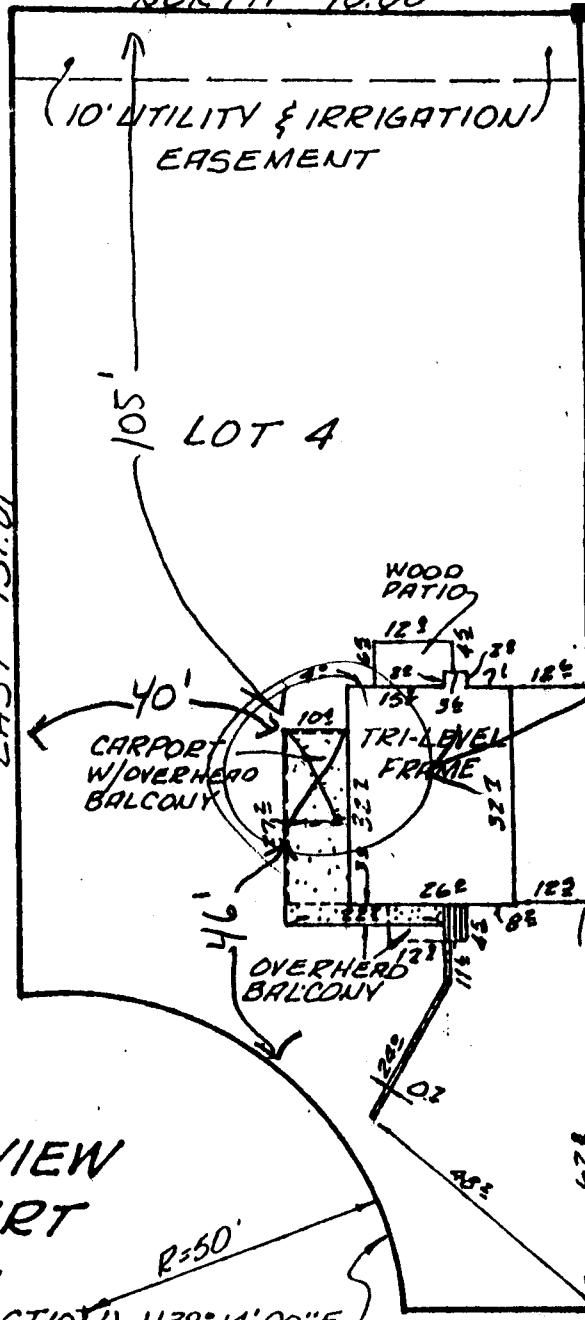
330 MT. VIEW COURT

NORTH 90.00'

ACCEPTED BP 10/29/91
ANY CHANGE OF SETBACKS MUST BE APPROVED BY THE CITY PLANNING DEPT. IT IS THE APPLICANT'S RESPONSIBILITY TO PROPERLY LOCATE AND IDENTIFY EASEMENTS AND PROPERTY LINES.



SCALE 1"=30'
FOUND PIN ■



MT. VIEW COURT

(UNDER CONSTRUCTION) R=50'
N39°14'00"E
CH=77.46'
L=88.60'

LEGAL DESCRIPTION
LOT 4, MOORE SUBDIVISION
FIRST ADDITION, MESA
COUNTY, COLORADO

IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this Improvement location certificate was prepared for

THAT IT IS NOT A LAND SURVEY PLAT OR IMPROVEMENT SURVEY PLAT; and that it is not to be relied upon for the establishment of fence, building or other future improvement lines.

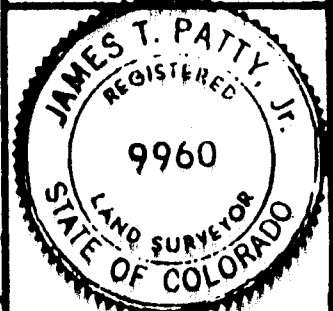
I further certify that the improvements on the above described parcel on this date,

except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no APPARENT evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

James T. Patty Jr.
James T. Patty Jr., Colorado L.S. No. 9960

MARCH 7, 1980

Date



PARAGON ENGINEERING, INC.

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Grand Junction, Colorado 81501 (303) 243-8948

Revision